



Connells

Manifold Way  
Wednesbury



## Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom maisonette in Wednesbury, offered with no upward chain.

The property briefly comprises of a private entrance hallway, two good sized bedrooms with fitted wardrobes and ensuite to the master, a separate family bathroom and an open plan lounge and kitchen.

The properties location benefits from being close to transport links, local schools and amenities.

Property Address: 39a Manifold Way,  
Wednesbury, WS10 9AD

Agents Address: 21 Springhead, Wednesbury,  
WS10 9AD

Agents Telephone Number: 0121 556 2338

## Entrance Hallway

Double glazed entrance door, under stairs storage cupboard, laminate flooring, ceiling light point and stairs to landing.

## Landing

Double glazed window to front, airing cupboard and doors to living room, bedrooms and bathroom.

## Living Room

14' 3" x 9' 6" ( 4.34m x 2.90m )

Double glazed doors to rear to Juliet balcony, laminate flooring, two ceiling light points, two radiators and an archway leading to the kitchen.

## Kitchen Area

9' 6" x 6' 7" ( 2.90m x 2.01m )

Double glazed window to front, fitted with a range of wall and base units with work

surfaces over, one and a half bowl sink and drainer, splash back tiling, electric oven, gas hob with cooker hood over, ceiling light point and vinyl flooring.

## Bedroom One

9' 8" max x 8' 11" max ( 2.95m max x 2.72m max )

An irregular shape room having double glazed window to the rear, fitted wardrobes, radiator, ceiling light point, carpeted and door to en suite.

## En Suite

Shower cubicle, WC, wash hand basin, splash back tiling, radiator, ceiling light point and vinyl flooring.

## Bedroom Two

8' 11" x 8' 8" ( 2.72m x 2.64m )

Double glazed window to front, radiator, ceiling light point and carpeted flooring.

## Bathroom

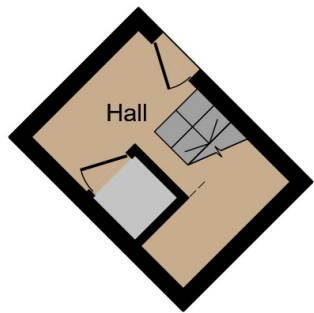
Double glazed window to front, bath, wc, wash hand basin, part tiled walls, tiled flooring, radiator and ceiling light point.

## Agents Note

We have not been able to verify the ground rent and service charge at this time. Information to follow.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





## Ground Floor



## First Floor

Total floor area 66.5 m<sup>2</sup> (715 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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To view this property please contact Connells on

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**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Spring Head  
WEDNESBURY WS10 9AD

EPC Rating: D

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WED311997](http://connells.co.uk/Property/WED311997)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WED311997 - 0003